

UDC 2010 Update Program

Development Services
Department

www.sanantonio.gov/dsd/udc.asp

Presentation Contents

- Background
- Administrative Updates
- Zoning Text Updates
- Procedures
- Site Development Standards
- Other Provisions

Background

- The San Antonio City Council adopted the Unified Development Code (“UDC”) on May 3, 2001
- UDC §35-111 provides for an update program every two years
- §35-111(c) requires the Development Services Department to refer the update to the Planning Commission and/or Zoning Commission for recommendation

Background – cont'd

- Amendments submitted by:
 - Planning & Development Services Dept.
 - CIMS Dept.
 - Public Works Dept.
 - Office of Historic Preservation
 - Parks & Recreation Dept.
 - City Attorney's Office
 - Solid Waste
 - Bexar County
 - Development stakeholders
- Changes to 350 individual code sections were submitted
- Combined into 120 amendments based on topic area

Administrative Updates

- Change to every 5 years
- DSD, PCD, OHP may issue RIDs
- Clarification of Department names and responsibilities
 - Example: PCD – administers FBZD, 35-209
 - CRC
- Correct to cross-references and insert new references to assist the reader
- County must comply with UDC (*no change*)

Examples

■ Correction to a crossreference:

- *No plat shall be approved unless a performance agreement is provided and filed with the City of San Antonio that meets the requirements of section 35-437 ~~35-436~~ of this chapter, unless no improvements are required.*

■ Insertion of a new reference to assist the reader

- *An office or institutional campus may be approved in any of the following districts:the “BP” (see Section 35-347),*

Zoning Text Updates

RM-6,-5, -4 Districts

- Single lot development
 - Min. lot size applies
 - Max. density requirements (units/acre) may be exceeded subject to following limits: RM-6 = 2 units; RM-5 = 3 units; RM-4 = 4 units
- Multiple lot development (*no change*)
 - Min. lot size shall only apply to single family
 - Max. density requirements apply using gross area definition
 - 15% of lots may be permitted as R-3
- Multiple lot development with 10 or more lots (*no change*)
 - Mixture of housing types
 - Housing site plan required at time of platting or, if already platted, with first building permit
- Townhouses not subject to minimum lot sizes in RM- districts

RM example



Flex Districts



Flex Districts - Summary

	UD	RD	FR	MI-1	MI-2
1. Site Plan	Streamline site plan requirements; delay submittal until building plan phase	Streamline site plan requirements; delay submittal until building plan phase	Streamline site plan requirements; delay submittal until building plan phase	Streamline site plan requirements; delay submittal until building plan phase	Streamline site plan requirements; delay submittal until building plan phase
2. Housing Diversity	Streamline housing mix requirement, eliminate maximum block face percentage for multi-unit buildings	NA (no RD standard)	NA (no FR standard)	NA (residential not permitted)	NA (residential not permitted)
3. Parking Setbacks (SF Residential)	Streamline parking setback requirement; retain subordinate parking placement	NA (no RD standard)	NA (no FR standard)	NA (residential not permitted)	NA (residential not permitted)
4. Front Porch	Incorporate RID 76 - alternative standard for houses on narrow lots with double-width garages	NA (no RD standard)	NA (no FR standard)	NA (residential not permitted)	NA (residential not permitted)
5. Residential Driveway Widths	Replace multiple standards with single maximum width for driveways; eliminate apron width requirement	NA (no RD standard)	NA (no FR standard)	NA (residential not permitted)	NA (residential not permitted)
6. Commercial Nodes	Replace 3-tiered system based on building footprint size, distance from intersection, and road classification with 2-tiered system (major/minor node) based on distance from intersection and road classification only; expand maximum node radius ranges from 200 - 850 feet to 660 - 2640 feet.	Replace 3-tiered system based on building footprint size, distance from intersection, and road classification with 2-tiered system (major/minor node) based on distance from intersection and road classification only; expand maximum node radius ranges from 200 - 850 feet to 660 - 2640 feet.	Introduce minor nodes with 1/8 mile radius from major intersections w/ limited uses and 6,000 sf max. building size; continue to allow Ag Commercial uses on min. 25 acre lots and village centers away from intersections.	Expand 'select use' system (currently allows 3,000 sf max. building within 250 feet of intersection) with minor node with 1/4 mile radius from major intersections w/ limited uses and 6,000 sf max. building size; continue to allow agribusiness subject to performance standards and village centers away from intersections.	Expand 'select use' system (currently allows 3,000 sf max. building within 250 feet of intersection) with minor node with 1/4 mile radius from major intersections w/ limited uses and 6,000 sf max. building size; continue to allow agribusiness subject to performance standards and village centers away from intersections.
7. Maximum Front Setback (Commercial Uses)	Increase maximum from 15 feet to 35 feet; continue to exempt property adjacent to expressway or parkway from maximum front setback.	Increase maximum from 15 feet to 35 feet; continue to exempt property adjacent to expressway or parkway from maximum front setback.	NA (no FR standard)	NA (no MI-1 standard)	NA (no MI-2 standard)
8. Parking Placement	Exempt commercial flag lots from 50% requirement to facilitate building stacking	Exempt commercial flag lots from 50% requirement to facilitate building stacking	Exempt commercial flag lots from 50% requirement to facilitate building stacking	NA (no MI-1 standard)	NA (no MI-1 standard)

Flex Districts – Commercial Nodes

	UD		RD		FR		MI-1		MI-2	
	Major Node	Minor Node	Major Node	Minor Node	Village Center	Minor Node	Village Center	Minor Node	Village Center	Minor Node
Intersecting Streets	major thoroughfares	collectors	major thoroughfares	collectors	major thoroughfares	major thoroughfares, collectors, & rural roads	major thoroughfares	major thoroughfares	major thoroughfares	major thoroughfares
Distance from Intersection	1/4 mile; 1/2 mile if expressway	1/8 mile	1/4 mile; 1/2 mile if expressway	1/8 mile	midway between intersections	1/8 mile	midway between intersections	1/4 mile	midway between intersections	1/4 mile
Max. Building Size	--	6,000 sf	--	6,000 sf	--	6,000 sf	--	6,000 sf	--	6,000 sf
Max. FAR	--	--	--	--	0.35	--	0.35	--	0.35	--
Min. Lot/ Development Size	--	--	--	--	2 acres	--	2 acres	--	2 acres	--
Min. Number of Buildings	--	--	--	--	3	--	3	--	3	--
Min. Street Frontage	20 ft	20 ft	20 ft	20 ft	300 ft	50 ft	300 ft	50 ft	300 ft	50 ft
Min. Front Building Setback	0 ft	0 ft	0 ft	0 ft	--	--	30/ 40/ 50 ft ²	30/ 40/ 50 ft ²	30/ 40/ 50 ft ²	30/ 40/ 50 ft ²
Max. Front Building Setback	35 ft	35 ft	35 ft	35 ft	--	--	--	--	--	--
Min. Side Building Setback	10 ft ¹	10 ft ¹	10 ft ¹	10 ft ¹	10 ft ¹	10 ft ¹	10 ft ¹	10 ft ¹	10 ft ¹	10 ft ¹
Min. Rear Building Setback	30 ft ¹	30 ft ¹	30 ft ¹	30 ft ¹	30 ft ¹	30 ft ¹	30 ft ¹	30 ft ¹	30 ft ¹	30 ft ¹
Max. Height	35 ft	25 ft	25 ft	25 ft	--	--	--	--	--	--
Drive-through windows/ uses	allowed	not allowed	allowed	not allowed	allowed	not allowed	allowed	not allowed	allowed	not allowed
General Description of Permitted Uses	regional/ community commercial	neighborhood commercial	regional/ community commercial	neighborhood commercial	rural neighborhood commercial	rural neighborhood commercial	limited commercial	limited commercial	limited commercial	limited commercial

¹ Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district or the two districts are separated by a public right-of-way. The indicated setback would not apply if the subject property adjoins a residentially zoned property (single-family or multi-family) which is occupied by an existing nonresidential use such as a public or private school, church, park and/ or golf course.

² First number is minimum building setback from any property line adjoining a collector street; second number is minimum building setback from any property line adjoining a primary or secondary arterial street; third number is minimum building setback from any property line adjoining a freeway.

Permitted Use Tables

- Redundant entries removed
- Amusement category entries alphabetized
- Dwelling and Housing category entries (hotels, b&b, rooming house) moved to Service category
- All storage related uses moved to Storage category
- Insertion of cross-references to supplemental use regulations

Congregated Living

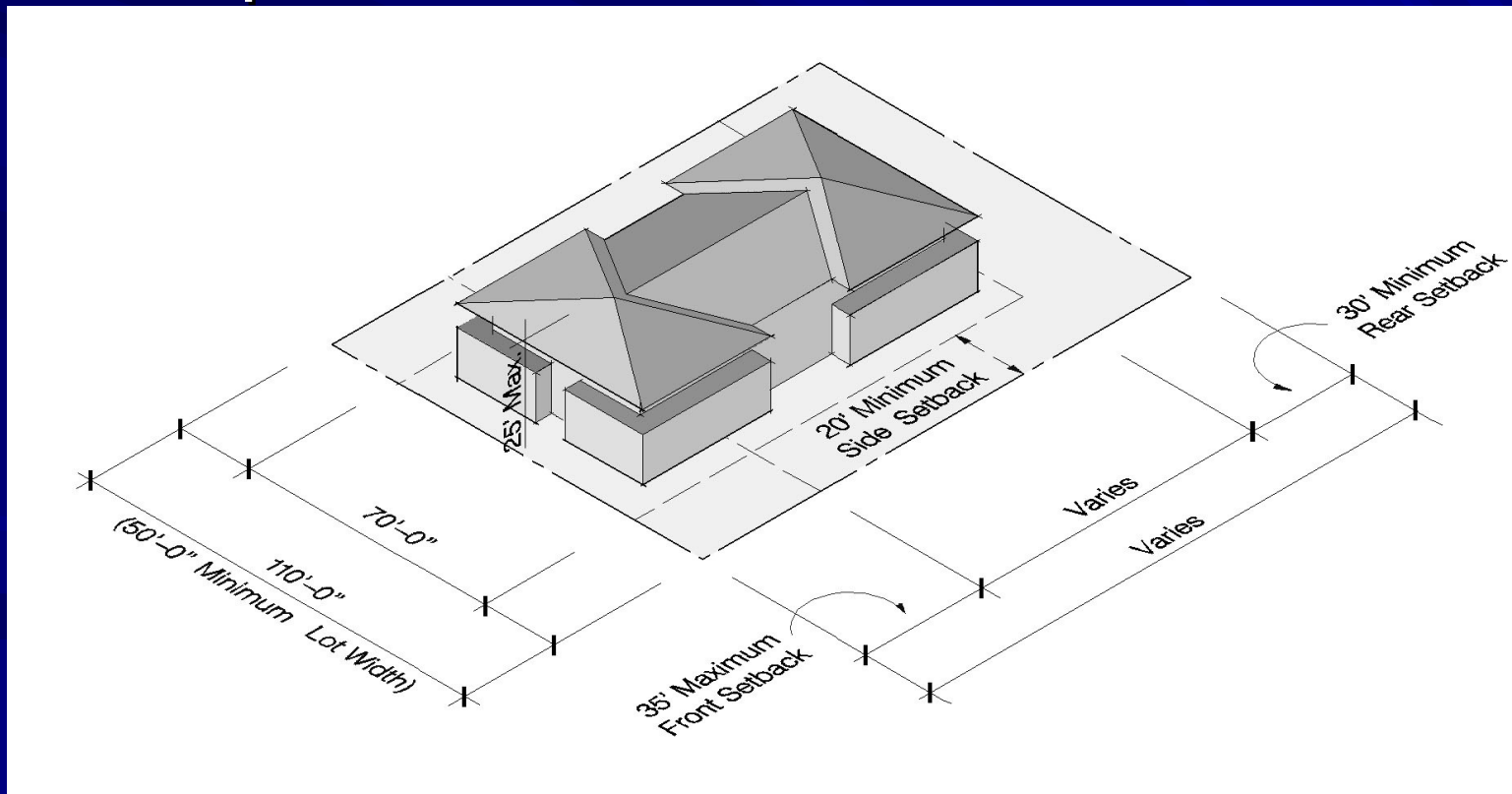
- Changes for consistency with State Law and International Building Code
- Assisted Living Facility, Boarding Home Facility, Community Homes
 - ≤ 5 residents: permitted in all residential districts
 - ≥ 6 or more residents: requires multi-family zoning
 - ≤ 16 residents permitted in most commercial districts
 - > 16 residents considered a nursing facility, requires more intense commercial zoning district
- Definitions
 - Rooming house and boarding house switched
 - Nursing facility – replaces skilled nursing facility
- Transitional homes – require “S” specific use authorization in multi-family and commercial zoning districts

Infill Development Zone (IDZ)

- When established as a base zoning district, site plan to designate land use categories rather than individual uses
- Categories:
 - Single-family
 - Mixed residential (1 to 4 du)
 - Multi-family
 - Retail
 - Service
 - Office
 - Institutional
 - Industrial
 - Parks/Open Space
- Vertical mixed use - multiple categories may be designated where one building includes two or more categories

Military Reservation (MR)

- MR will default to the O-1 district uses and development standards



Historic and Design Updates

- Signage allowances for properties in historic or RIO districts and public property
 - Part of the implementation of the Strategic Historic Preservation
 - Consolidates rules and regulations within the signage sections of the UDC to improve the reviews by the Historic staff and Historic Design Review Commission
 - Allows staff to issue administrative approvals, allowing special consideration and provisions for hardship cases
 - Blends historic preservation components and yet consider “green” resources
- Public Art San Antonio – programmatic changes

Signage example



EXISTING



PROPOSED



(A) Sign Detail

- (1) FABRICATE AND INSTALL D/S NEW 10 CABINET

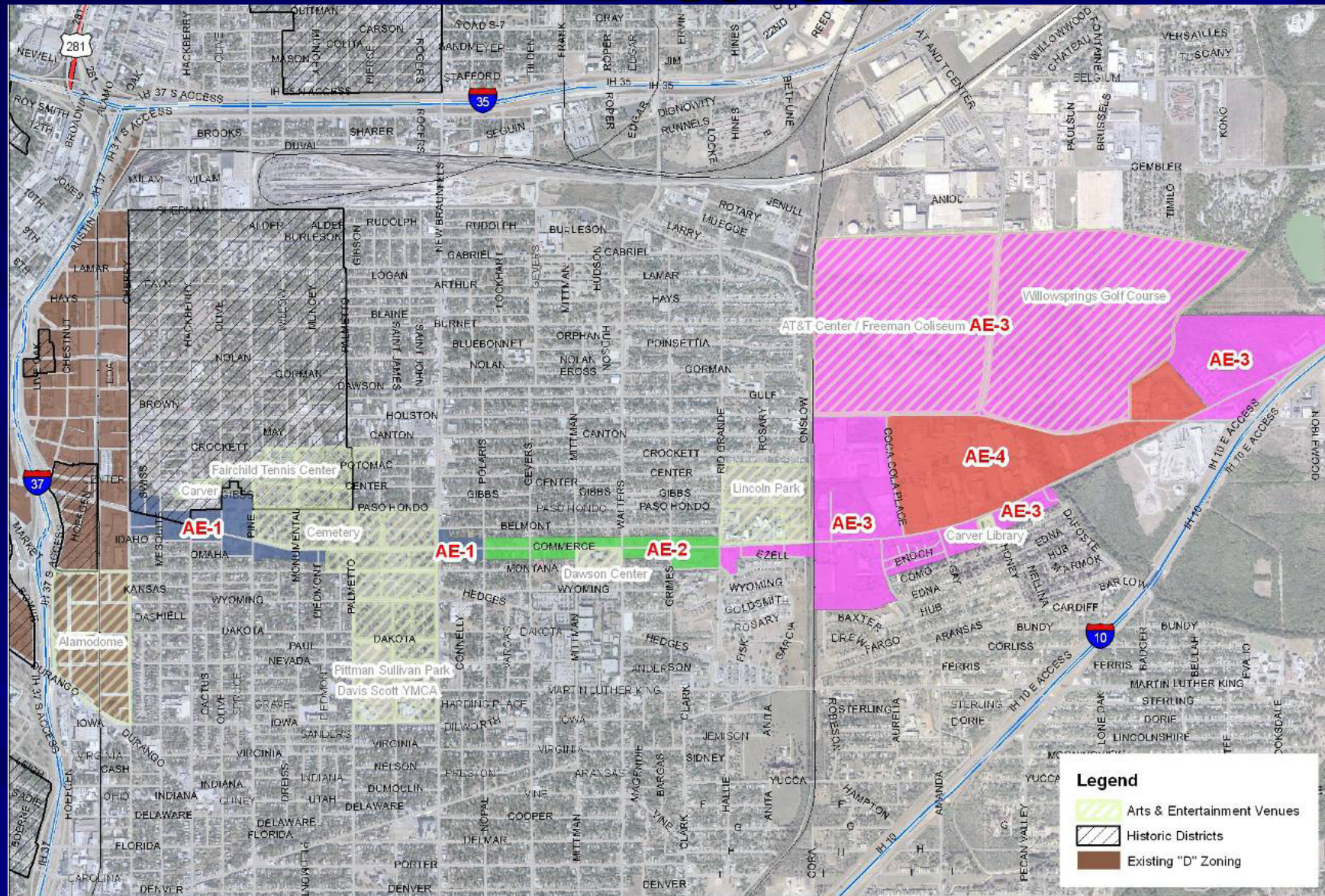
SCALE: 1/4" = 1'

Arts & Entertainment Districts

- AE-1, -2, -3 and -4 has unique permitted use table and only uses in table may be permitted
- Additional uses added:
 - Nightclub (S required)
 - Live Entertainment (S required)
 - Museum



AE Districts



Accessory Use Regulations

- Limited to $\leq 25\%$ GFA of the principal use
- Table comparing zoning required for accessory use if to location allowed as accessory to a principal use (see *next slide*)
- Uses that require S not permitted in any district can not be accessory
- I-2 and MI-1 uses may be accessory in a less intense commercial zoning district up to 10% GFA of the principal use and fully enclosed within the principal structure
- Residential properties shall not have accessory uses except for home occupations and accessory structures
- Uses prohibited by an overlay (RIO, ERZD) shall not be accessory uses
- Alcohol restricted zoning (-NA and -R) does not allow accessory alcohol sales
- Temporary uses permitted subject to 35-391



This hotel has a bar and restaurant as accessory uses

Accessory Use Regulations – cont'd

Use authorized as a principal use by right in:	May be permitted as an accessory use in:
L or I-1	I-2
L, C-3, O-2, C-2, C-1, O-1, O-1.5, or NC	I-1
C-3, O-2, C-2, C-1, O-1, O-1.5, or NC	L
C-3, O-2, C-2, C-1, O-1, O-1.5, or NC	D
O-2, C-2, C-1, O-1, O-1.5, or NC	C-3
C-2, C-1, O-1, O-1.5, or NC	O-2
C-1, O-1, O-1.5, or NC	C-2
O-1, O-1.5, or NC	C-1
O-1 or O-1.5	NC

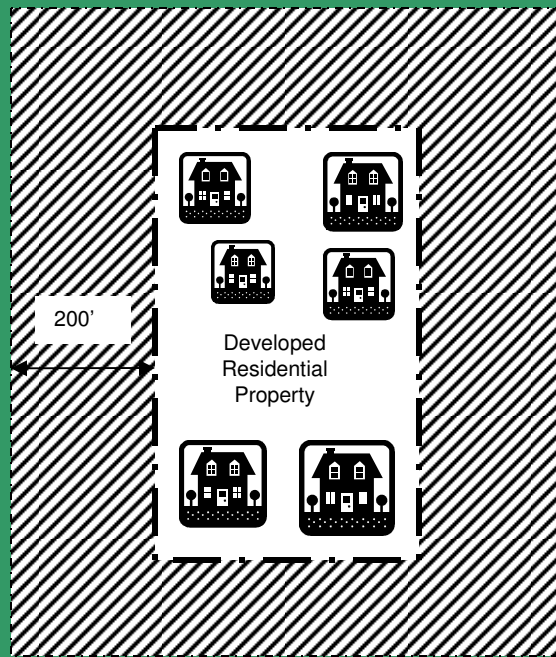
Wireless Communication Systems (WCS)

- RID 81
- Permitted by right in all nonresidential zones
 - Must be 200' from boundary of any residential zoning
 - Not over ERZD
- Where not permitted by right, permitted through specific use authorization
 - Shall be 200' from a residential structure
 - City Council may modify standards
 - *Illustration on next slide*
- Other requirements
 - Use of stealth structures does not override any requirements
 - Collocations may be permitted without triggering zoning process if the maximum height is not increased nor the setback reduced and is not on the ERZD
 - Provisions for COWs



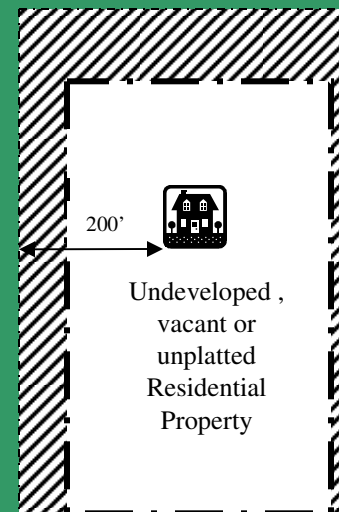
WCS – cont'd

Allowable location for placement of WCS (green)



200' measured from boundary of property.

P



200' measured from residential structure, if any.

S



Lending Uses

■ Loan Office

- An *office* that provides installment loans with repayment terms over a fixed period of time with a set number of scheduled payments of principal and interest
- Examples include mortgage lenders, signature loans and student loan companies.
- Permitted by right in office and commercial districts

■ Specified Financial Institution

- A *service* use that lends on a temporary basis, where loans are secured by a post-dated check, paycheck, anticipated tax refund, vehicle title or tax-liened property; or to cash checks; or to provide funds on a deferred-deposit basis
- Examples check cashing facilities, pay-day loans, vehicle title loans, refund anticipation loans or tax-lien loans
- Specific use authorization required

Renewable Energy Systems

- Small Wind Energy Systems and Solar Farms may be permitted in accordance with RIDs #76a and #85



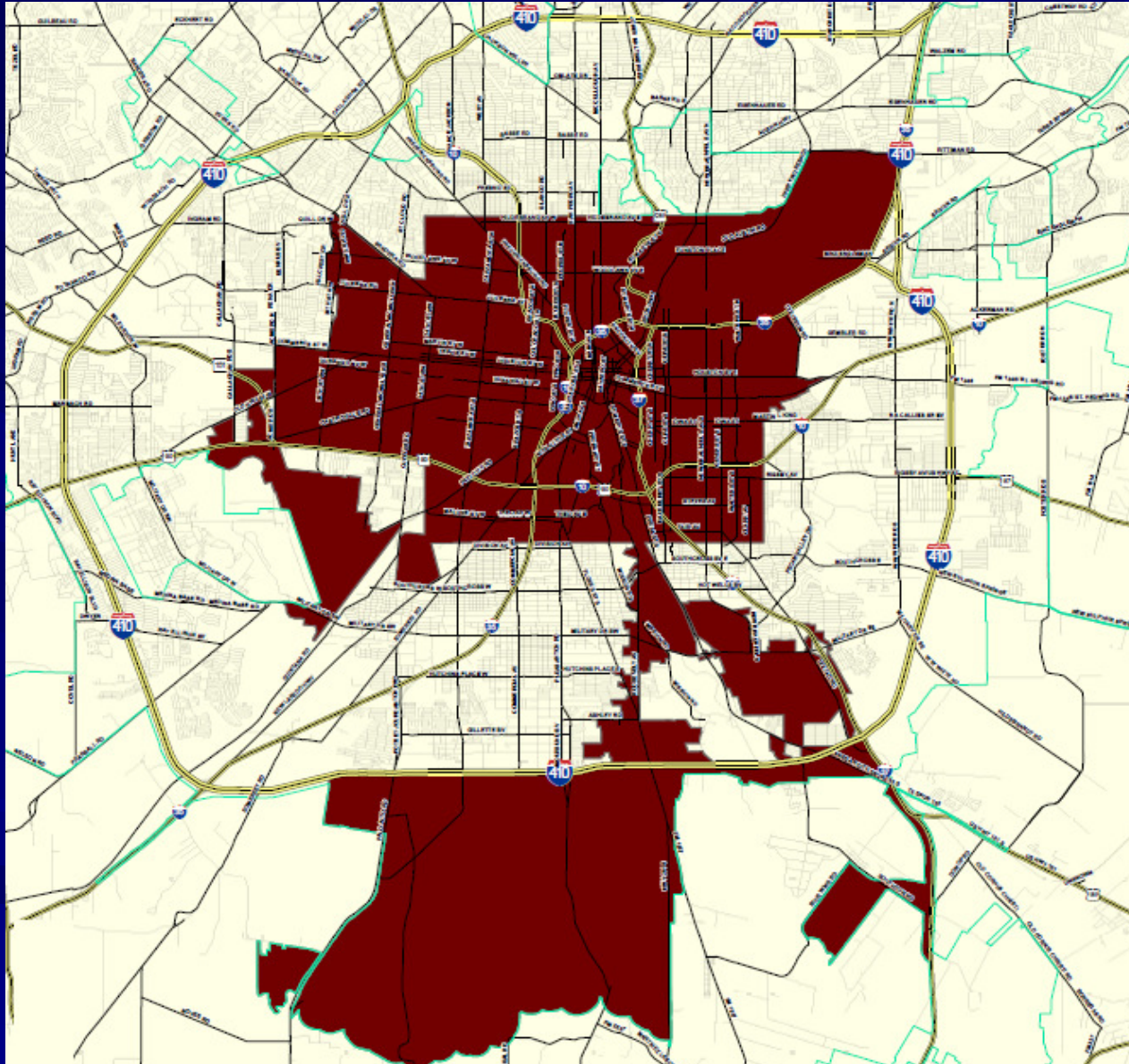
Nonconforming Uses

- Multi-tenant use provision deleted effective May 1, 2011
 - Use must be registered and established with C of O by May 1
- Recommended process is to rezone a property
 - Much of area is in ICRIP (*subsequent slide*)
- Alternative is to register the existing nonconforming use and UDC allows for replacement of a nonconforming use (*see table next slide*)

Nonconforming Use – cont'd

<i>Use permitted in:</i>	<i>Located in:</i>	<i>May be changed to use permitted in:</i>
Resource Protection "RP" Residential Estate "RE"	Less restricted residential	Any more restricted district
Any business or industrial	Any residential district	Any residential use or a more restrictive business use as follows: "I-1" use may be changed to any "C-3", "C-2", "C-1", Office, or "NC"; "C-3" use may be changed to any "C-2", "C-1", Office, or "NC"; "C-2" may be changed to, "C-1", Office, or "NC"; "C-1" may be changed to Office, or "NC"; and office may be changed to an "NC" use
Any business district	More restricted business district	A more restrictive business use as follows: "I-1" use may be changed to any "C-3", "C-2", "C-1", Office, or "NC"; "C-3" use may be changed to any "C-2", "C-1", Office, or "NC"
"I-1" district	More restricted business district	"I-1" district

ICRIP boundaries



Procedures

Neighborhood Plans

■ New requirement to provide consistent land use categories:

- Low Density Res Estate
- Low Density Res
- Med Density Res
- High Density Res
- Very High Density Res
- Office
- N'hood Commercial
- Comm'ty Commercial
- Regional Commercial
- Mixed Use
- Business/Office Park
- Light Industrial
- Heavy Industrial
- Agricultural
- Public/Institutional
- Parks/Open Space

Rezoning

- Pre-application conference required
- Where inconsistency with the master plan has been found, Zoning Commission will not consider the rezoning request until the Planning Commission considers the plan amendment
- Clarification of postponement procedures:
 - Prior to publication, applicant may postpone up to six months
 - After publication, applicant must pay postponement fee and has six months
 - Applicant must request postponement in person at the Commission or City Council if not submitted seven days prior to the public hearing

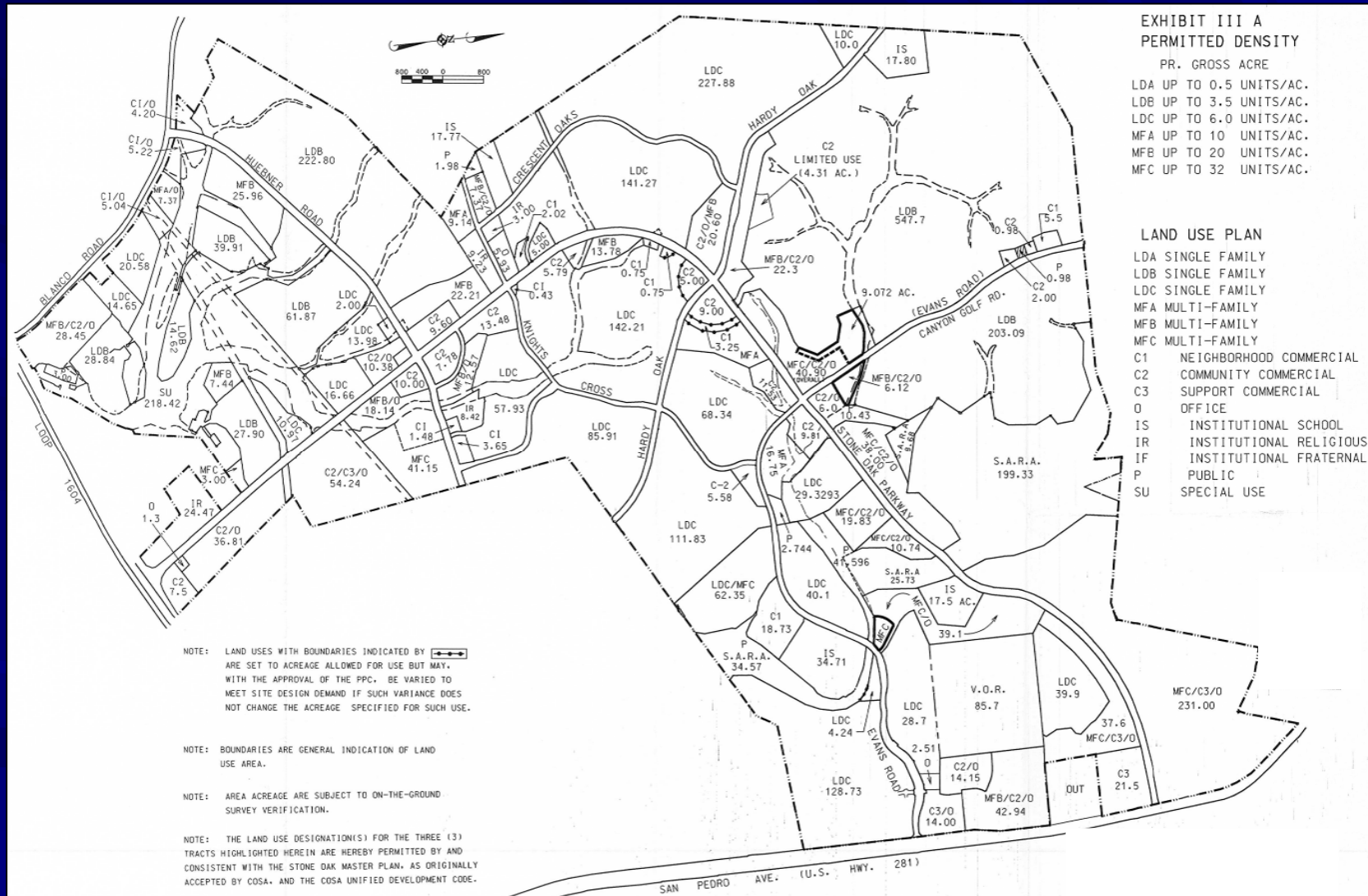
Conditional Zoning

- Detailed requirements of Specific Use site plan replaced with conceptual site plan indicating locations of existing and proposed access, parking, uses, structures, fences and landscaping
- Any use that requires Specific Use Authorization shall not be permitted in a less intense zoning district through conditional zoning
- Time limits removed

Master Development Plans

- MDP applications shall expire if plan not approved within 2 years from the acceptance of completeness review
- Additional approval criteria:
 - Consistency with comprehensive master plan
 - Consistency with the official zoning map
 - Each tract (*not phase*) must identify one land use by location, acreage and density

MDP example



PUD Plan

- 2 year limit to get PUD plan approved after completeness review (*same as MDP*)
- PUD plan valid for 6 years after approval (*instead of 3 years*) with allowance for 1 year time extension (*instead of 2 years*)
- Amendments to PUD plan subject to applicable current requirements

Subdivision Platting

- Indication of plat boundary with heavy pen weight
- Indication of all easements shown graphically to scale and labeled with recording reference
- Name of subdivision shall include phase, section, unit number as applicable and indication of type of development, acronyms may be used
- Exhibit of single family lot sizes
- Legal instrument for maintenance of private facilities shall be recorded prior to or concurrent with plat

Plat Exceptions

- Additional clarification of activities that may qualify for an exception from platting
 - Uninhabitable uses – porches, signs, fences
 - Requests for permits within the building footprint of an otherwise permitted structure
 - Lot is within 36 square mile and in original configuration since June 14, 1927
- Habitable uses within the regulatory floodplain shall require platting
- Applications require current tax certificate and warranty deed

Legal Instruments

- Updated requirements for use of performance agreements, site improvement guarantees and trust agreements
 - Clarification of the forms and process for performance guarantees
 - Updating various sections for compliance with current statutory and departmental practices and requirements

Updated Forms (App B)

- C: Owner's Acknowledgment
- F: Performance Agreement
- H: Performance Bond
- J: Trust Agreement
- K: Irrevocable Standby Letter of Credit
- T: Warranty Bond
- U: Draft for Irrevocable Letter of Credit

Site Development Standards

Extended Warranty Bond

- Updated bond requirements
 - Issuer, format, amounts
- Clarification of warranty period
 - Begins on the date the plat is recorded or the date of the preliminary field approval of the improvements, which is later



Stormwater

■ 35-504

- Allowance for LID features
- New tables for rainfall values, areal reduction factors
- Clarification of unflooded access to a *public* road



Floodplain Provisions

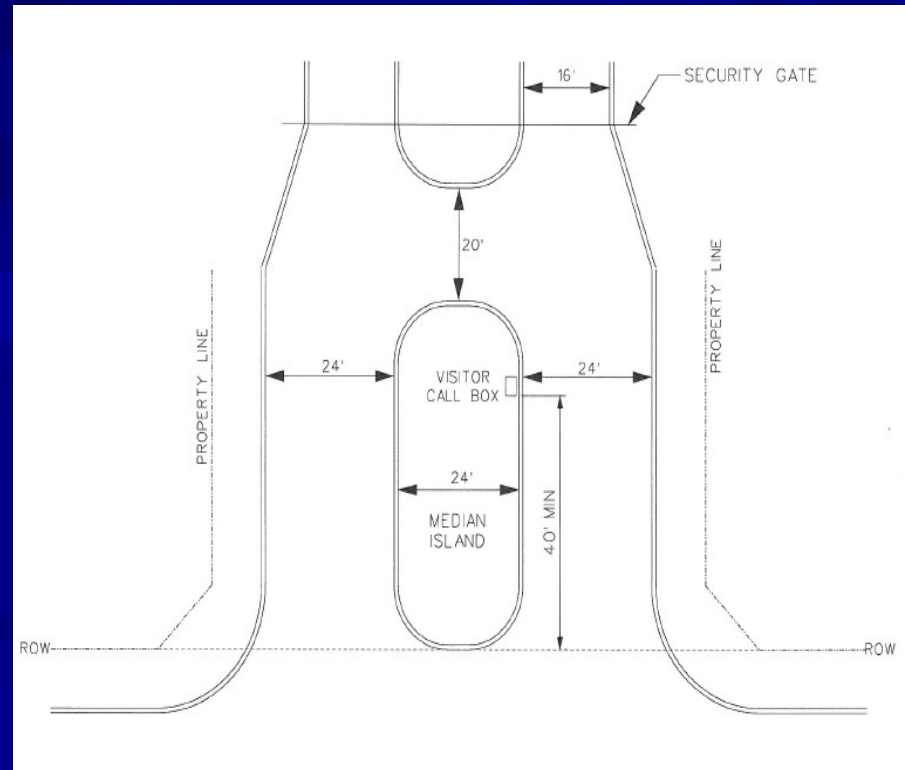
- DFIRM ordinance adopted October 2010
- UDC additional updates to Appendix F:
 - Allowance for minor repairs/maintenance not for inclusion in substantial improvement calculations
 - Modifications to permit evaluation criteria
 - Prohibition of manufactured homes within the floodplain

Streets

- Minor clarifications consistent with the rough proportionality ordinance adopted in 2009
- Minimum construction of 14 feet of pavement and ADA sidewalks, regardless of rough proportionality determination
- CRAG area ROW and pavement may be reduced by the Director

Streets – cont'd

- Addition of enhanced major thoroughfare cross-sections added to MTP in 2003
- Gated entry details



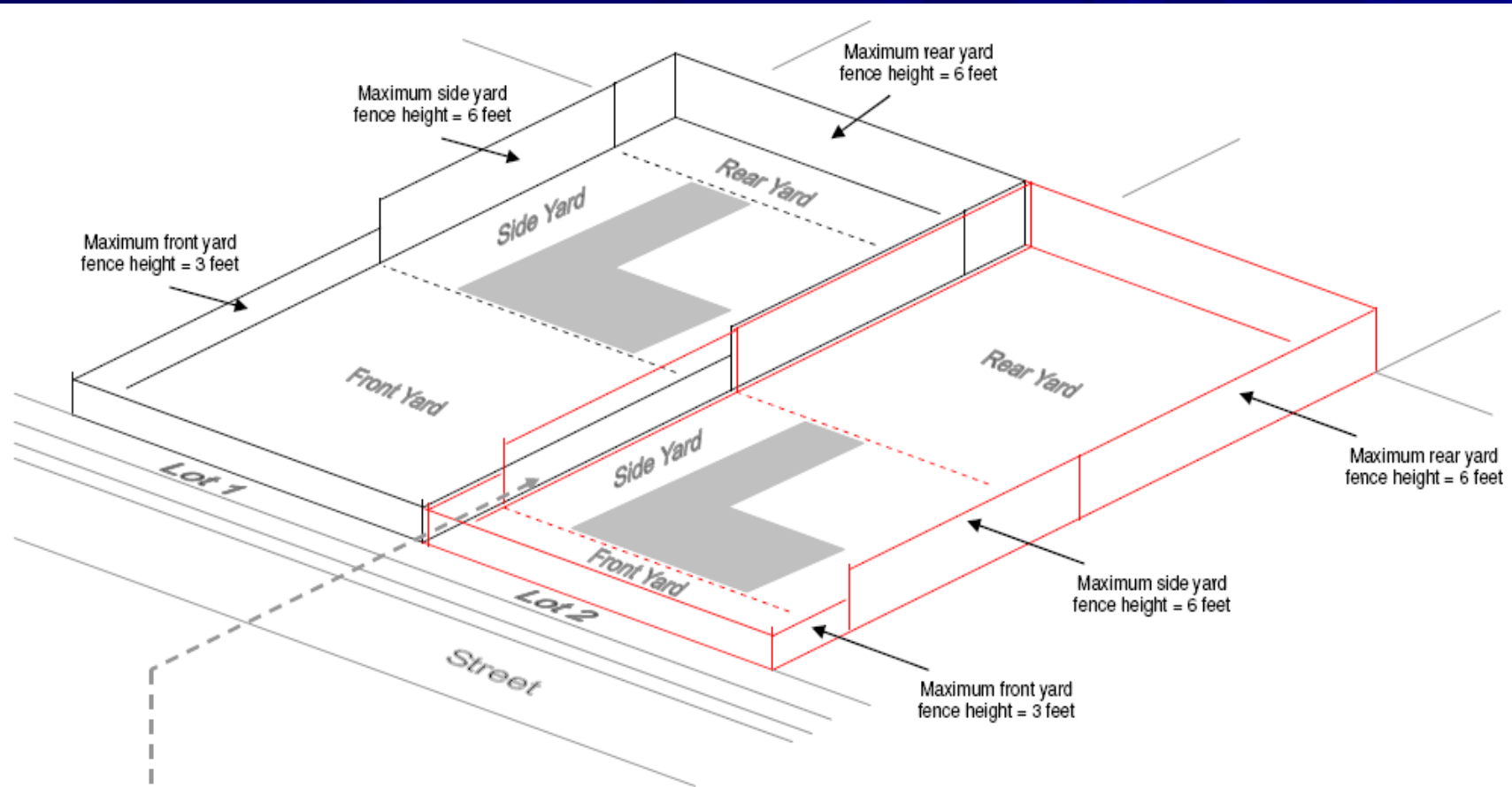
Buffers

- RID 89
- Clarification that where a nonresidential use is in a single family or multifamily district the equivalent buffer is that required of an O-1, C-1, C-2 use
- Variances from buffer requirements require Board of Adjustment consideration

Fence Requirements

- RID 82
- Material standards
- Simplified table of allowable fence heights based on use
- Clarification of front, side yard yards (*next slide*)
- Perimeter fence standards only required for multiple lot subdivisions that abut a collector or arterial street
- Retaining wall is not a fence
- Board of Adjustment considers variances

Fences – cont'd



Notice:

The side yard fence of lot 2 runs along the front yard fence of lot 1. In this area the fence on lot 2 is allowed a 6 feet maximum height, even though the fence on lot 1 is only allowed a 3 feet maximum height.

Site layout

- 20 foot garage setback requirement applies to any garage accessed from a street right of way but not an alley right of way (*see image next slide*)
- Reversed corner requirements apply to single family districts and lots with single family uses, but not in PUD district

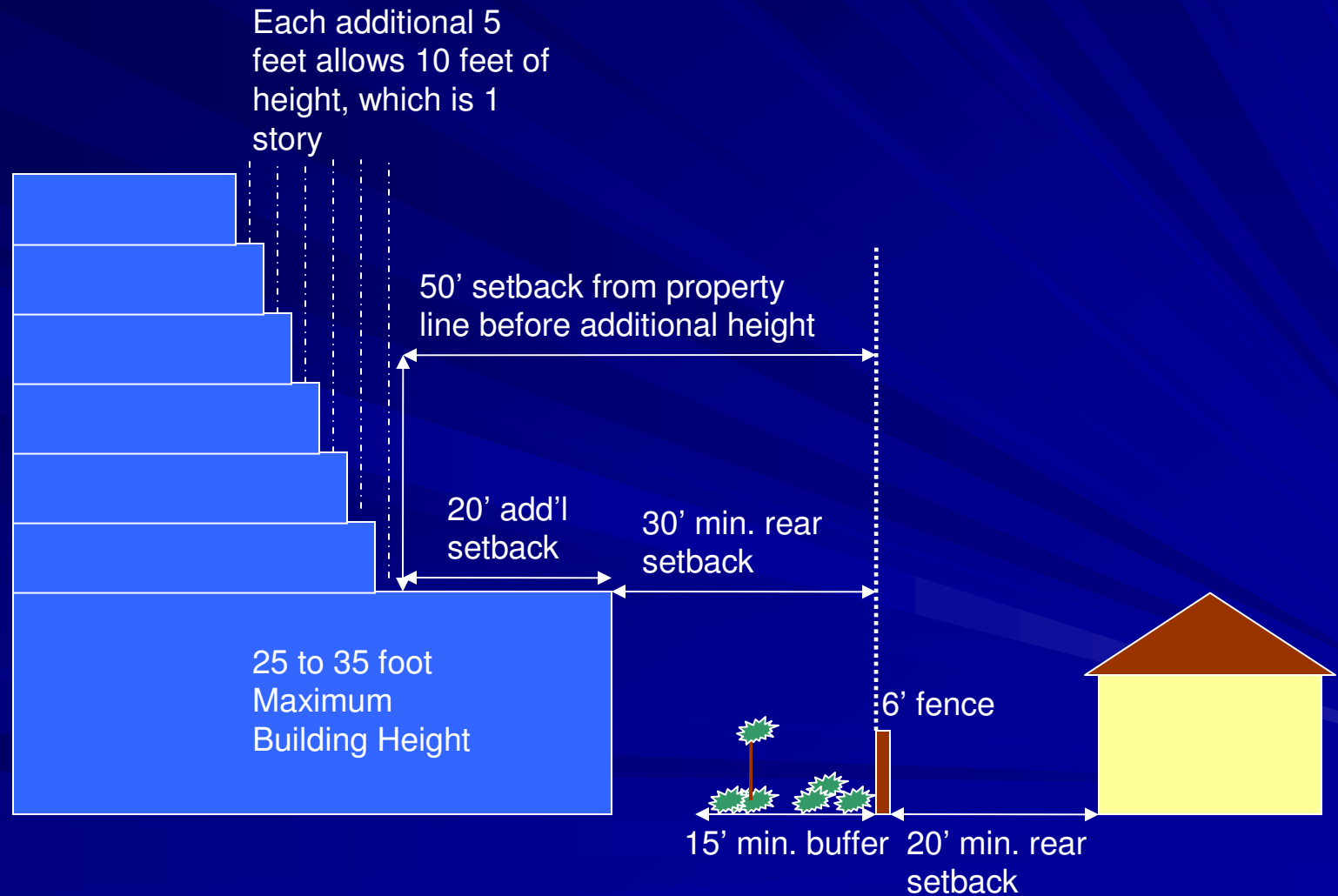
Garage Entries



Building Height



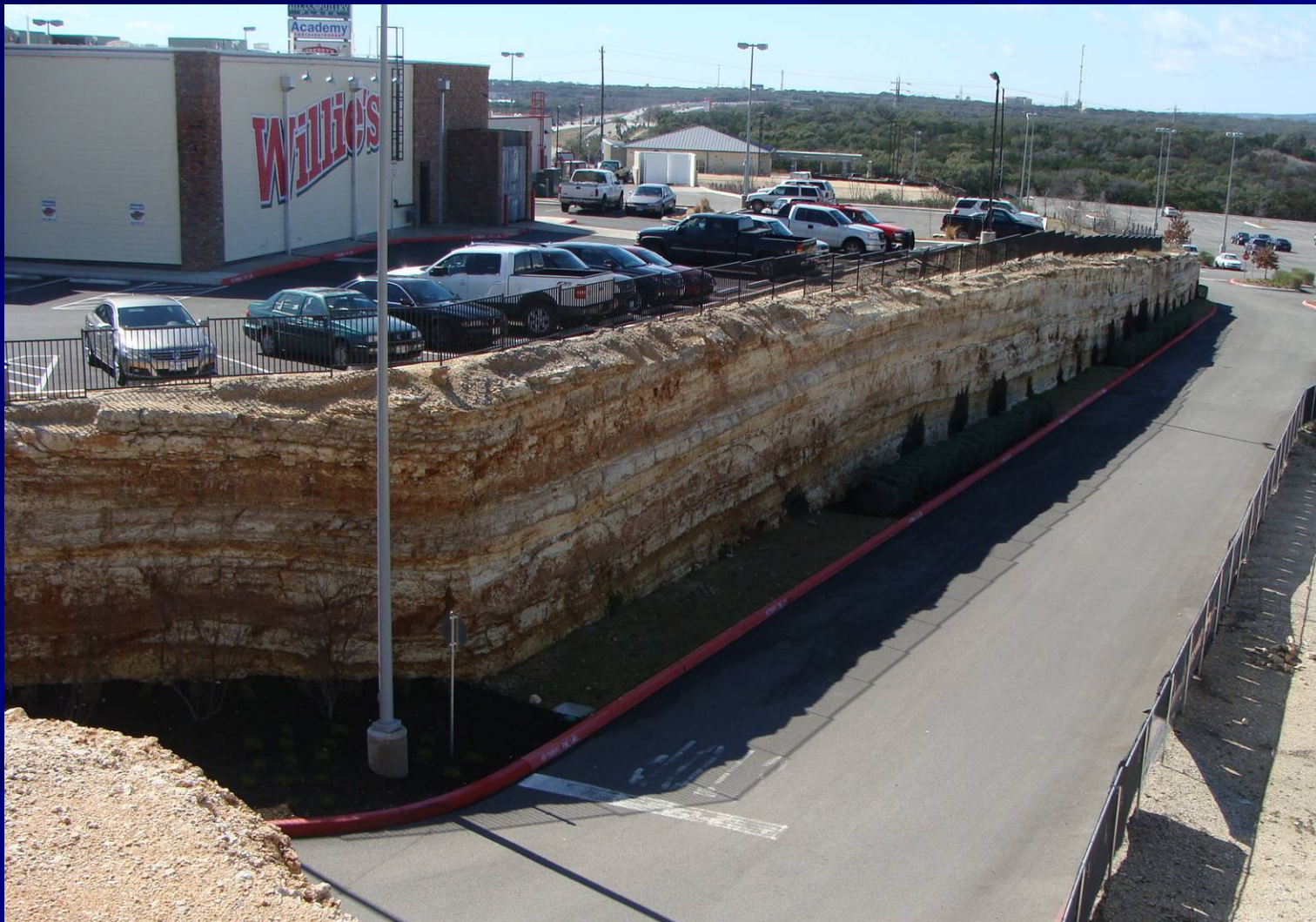
Height Amendment



Parking Requirements

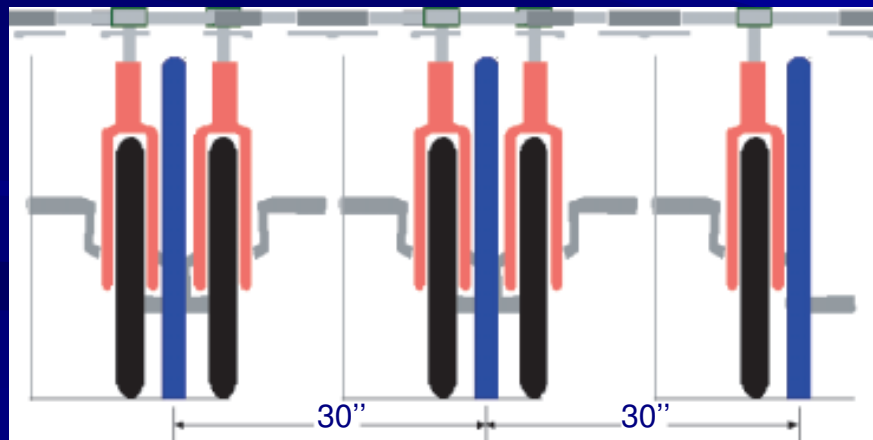
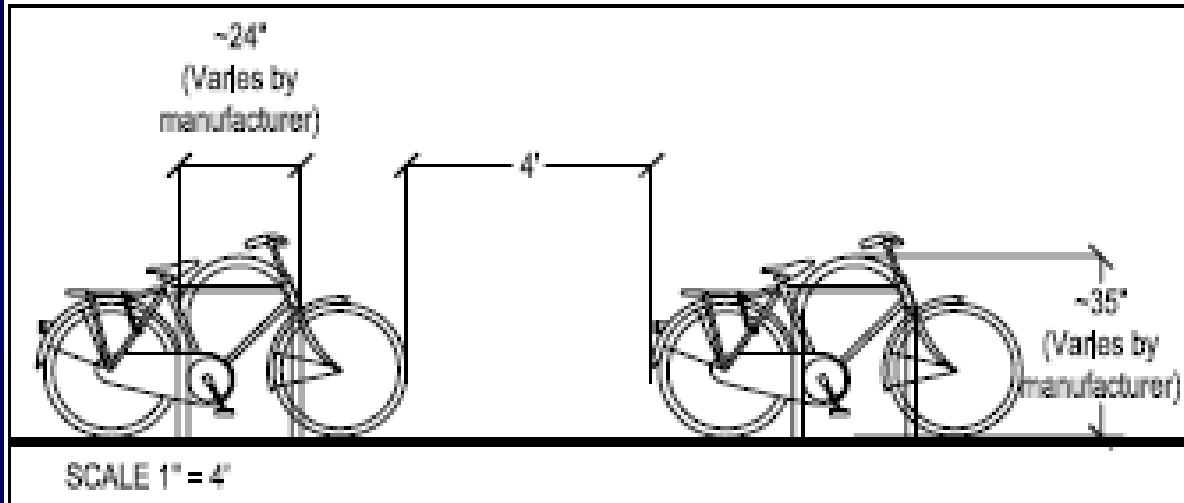
- Clarification of parking matrix for consistency with use matrix
- Multifamily parking may be reduced where a recycling facility is provided
- Vehicle barrier requirements (*see next slide*)
- Bicycle rack details (*see subsequent slide*)
- Oversize vehicle definition
 - *A motor vehicle, trailer, or boat which by itself or together with other structure(s) or vehicle(s) attached to it exceeds any one of the three following dimensions: twenty-four (24) feet in length, eight (8) feet in width or eight (8) feet in height, exclusive of appurtenances such as antennas, air conditioners, luggage racks, and mirrors.*

Parking Lot Barriers

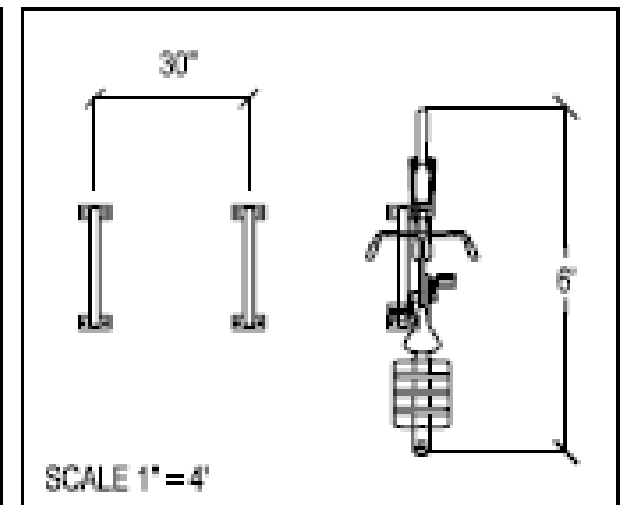


Bicycle Rack Design

SIDE VIEW



SIDE BY SIDE RACKS:



Other Provisions

New Definitions

- Accessory Use
- Assisted Living Facility
- Bank, Credit Union
- Boarding Home Facility
- COW
- Collocation, wireless
- Comprehensive land use categories
- CRAG area
- Dwelling, College Fraternity or Sorority
- Greenhouse
- Loan Office
- Lot, 900 series
- Nursing facility
- Office Warehouse/Flex space
- Planting Strip
- Retaining wall
- Rooming house
- Self-service storage facility
- Specified financial institution

Effective

- Changes are effective January 1, 2011
- Multi-tenant provision effective May 1, 2011
- Ordinance posted on website at <http://www.sanantonio.gov/dsd/udc.asp>
- Ordinance has been forwarded to Municode and they have called to indicate receipt

Upcoming Amendments

- None proposed at present time
- Geogrid study currently underway that may result in code changes

Official Website of the City of San Antonio

CITY OF SAN ANTONIO
Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

Home About DSD Business Online Services Resources Contact Us SanAntonio.gov

Unified Development Code

UDC training program:

The training documentation on the UDC is available for online viewing:

- [Zoning, Alternative Development Patterns, Procedures](#)
- [Standards, Enforcement, Vested Rights, Nonconformities](#)
- [Rough Proportionality](#)

UDC amendment process:

UDC amendment process: The UDC provides for an amendment process every 2 years. The amendments are intended to make the UDC easier to use and consistent with other applicable laws and regulations. The Technical Advisory Committee of the the Planning Commission reviews and makes recommendations on the amendments. For more information please contact the UDC administrator, Andrew Spurgin, AICP, at andrew.spurgin@sanantonio.gov.

[Information on the 2010 Biennial Update](#)

[2010 proposed UDC updates](#)

[Presentation on the 2008 Biennial Update Program](#)

[Frequently Asked Questions](#)

UPDATE: The City of San Antonio is currently waiting on the publication of Supplement No. 10 of the UDC from from Municipal Code Corporation. The amendments listed below are those that have been adopted since publication publication of Supplement No. 9.

UDC amendments recently approved and adopted by City Council:

November 18, 2010

- [2010 Biennial Update](#)

June 24, 2010

- [Military Sound Attenuation Overlay](#)
- [Airport Zoning District](#)
- [Historic Preservation amendments](#)

UDC Online:

The Unified Development Code (UDC) may be accessed on the Municipal Code Corporation by the following link: " "

To view code:

<http://www.municode.com/Resources/gateway.asp?pid=14228&sid=43>

To buy code:

<https://secure.municode.com/munistore/productspage.asp>

Code Interpretations:

[Information Bulletin on RIDs](#)

[RID 076a Small Wind Energy Systems](#)

Done

Internet

Biennial Update Ordinance

<http://www.sanantonio.gov/dsd/udc.asp>

UDC 2010 Update Program

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Department

www.sanantonio.gov/dsd/udc.asp